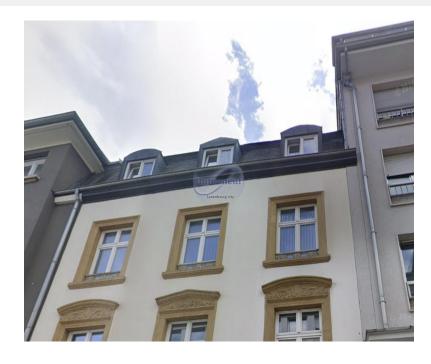


## Office 70m<sup>2</sup> Luxembourg

2 000€ Monthly charges : 300€





DESCRIPTION ENERGY PASS

Office for rent 70 m² + mezzanine - Rue des Bains, Luxembourg-Cityln the heart of Luxembourg's vibrant city center, this office on the third floor of a well-maintained building offers 70 m² of office space, with a 15 m² mezzanine. The 4-metre high ceilings give the space exceptional light, ideal for stimulating creativity and productivity. The office is air-conditioned and fully equipped with a modern kitchen and private shower, offering all the comforts needed to meet the demands of your professional activity. All utilities are included, including electricity, making it easy to manage your expenses. Located in a dynamic residential area, this property offers excellent visibility and the peace and quiet you need for your projects. Available immediately. For further information or to arrange a viewing, please contact us on 26 26 40 or by e-mail at immoneuf@pt.lu.

## **CHARACTERISTICS**

Number of pieces: 2 Nb. chamber (s): -Area: 70m<sup>2</sup>

Nb. of bathrooms : -Equipped kitchen : Non

## ✓ Immoneuf

- **28, rue des Bains L-1212**
- **26 26 40**
- https://www.immoneuf.lu/detail-2234817